



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

May 29, 2002

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PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Kelso, Koch, Hall, Harsel, Moon, Murphy, Smyth, Wilson

ABSENT: None

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso announced that the School Facilities Committee would meet on Wednesday, June 12, 2002, at 7:30 p.m. in the Board Conference Room.

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Commissioner Kelso, to allow further time for review by the Washington Metropolitan Area Transit Authority, MOVED TO DEFER THE PUBLIC HEARING ON RZ-1998-LE-064, SEA-91-L-054-3, SEA-91-L-053-4, AND SE-01-L-020, SPRINGFIELD EAST, LC, TO A DATE CERTAIN OF JUNE 13, 2002.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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FS-Y01-50 - VOICESTREAM - 14900 Conference Center Drive

Commissioner Koch MOVED THAT WE CONCUR WITH THE DIRECTOR'S DETERMINATION AND FIND THAT THE PROPOSED FACILITY IS A "FEATURE SHOWN" OF THE COMPREHENSIVE PLAN, AS SET FORTH IN APPLICATION FS-Y01-50.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote.

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FSA-62-1 - AT&T WIRELESS - 8751 Richmond Highway

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR'S DETERMINATION THAT THE MODIFICATIONS PROPOSED BY AT&T, TO BE LOCATED AT 8751 RICHMOND HIGHWAY, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND RECOMMEND THEY BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232, OF THE *CODE OF VIRGINIA*.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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S01-CW-1CP - OUT-OF-TURN PLAN AMENDMENT (Telegraph Road Corridor Study)
(Decision Only - Public Hearing was held on May 9, 2002)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF S01-CW-1CP, OUT-OF-TURN PLAN AMENDMENT, AS OUTLINED IN ATTACHMENT 1 OF THE STAFF REPORT AND AS MODIFIED BY MY PROPOSED CHANGES DATED MAY 16, 2002 AND ATTACHED.

Commissioner Koch seconded the motion which carried by a vote of 7-0-4 with Commissioners Byers, Hall, Moon and Murphy abstaining; Commissioner Alcorn not present for the vote.

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FSA-D96-50-1 - AT&T WIRELESS - 7305M Idylwood Road

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FSA-D96-50-1.

Commissioner Byers seconded the motion which carried unanimously.

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ZONING ORDINANCE AMENDMENT (Front Yard Paving)
(Decision Only - (Public Hearing was held on April 25, 2002)

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED ZONING ORDINANCE AMENDMENT ON VEHICLE PARKING IN FRONT YARDS FOR SINGLE FAMILY DETACHED DWELLINGS BE APPROVED, SUBJECT TO THE PROVISIONS CONTAINED IN THE HANDOUT DATED MAY 29, 2002.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner de la Fe abstaining.

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO REQUEST STAFF TO PREPARE A ZONING ORDINANCE AMENDMENT THAT WOULD REDUCE THE APPLICATION FEE FOR A VARIANCE REQUEST FROM THIS NEW PROVISION FROM THE CURRENT FEE OF \$1485 TO \$165 WHICH IS CONSISTENT WITH THE VARIANCE APPLICATION FEES FOR MOST OTHER TYPES OF RESIDENTIAL DISTRICT VARIANCES.

Commissioners Wilson and Byers seconded the motion which carried unanimously.

Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO REQUEST STAFF TO PREPARE A ZONING ORDINANCE AMENDMENT WHICH CLARIFIES THAT THE PROVISION THAT REQUIRES OFF-STREET PARKING SPACES THAT ARE LOCATED ON THE GROUND AND ARE OPEN TO THE SKY TO BE LOCATED NO NEARER THAN TEN FEET TO ANY FRONT LOT LINE IS NOT APPLICABLE TO RESIDENTIAL DEVELOPMENTS.

Commissioner Byers seconded the motion which carried unanimously.

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RZ-2001-MA-049 - SEVILLE HOMES, LLC
FDP-2001-MA-049 - SEVILLE HOMES, LLC

Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE RZ-2001-MA-049, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MAY 29, 2002.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner Wilson not present for the vote.

Commissioner Hall MOVED TO APPROVE FDP-2001-MA-049, SUBJECT TO THE FINAL DEVELOPMENT PLAN CONDITIONS DATED MAY 22, 2002 AND THE BOARD'S APPROVAL OF RZ-2001-MA-049.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner Wilson not present for the vote.

Commissioner Hall MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE A MODIFICATION OF THE FRONTAGE IMPROVEMENTS FOR ALPINE DRIVE IN ACCORDANCE WITH THE CONCEPTUAL AND FINAL DEVELOPMENT PLANS.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner Wilson not present for the vote.

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SEA-97-Y-002 - CHANTILLY ASSOCIATES
PCA-1997-SU-002 - CHANTILLY ASSOCIATES LLC

Commissioner Koch MOVED THAT WE RECOMMEND APPROVAL OF PCA-1997-SU-002, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE FOUND IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried by a vote of 11-0-1 with Commsisioner Byers abstaining.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-97-Y-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS FOUND IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried by a vote of 11-0-1 with Commsisioner Byers abstaining.

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SE-01-M-041 - KFC OF AMERICA

Commissioner Hall MOVED THAT WE DEFER DECISION UNTIL A DATE CERTAIN OF JUNE 13, 2002, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

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2232-P02-11 - TYSONS FIREHOUSE LLC AND DPWES

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FIND THAT THE PROPOSAL TO LEASE AND USE A 0.83-ACRE PORTION OF THE TYSONS FIRE STATION PROPERTY FOR EITHER A VEHICLE PARKING AREA, AN 11,300 SQUARE FOOT CAR MAKE READY FACILITY, OR A 10,000 SQUARE FOOT MINI STORAGE FACILITY, SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

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The meeting was adjourned at 10:26 p.m.
Peter J. Murphy, Jr., Chairman